



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2400139
Applicant Name: Greg Brant
Address of Proposal: 4739 University View Place NE

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide 2 parcels into 4 parcels of land. Proposed parcel sizes are 4,000.7 square feet. Existing single family residence on Parcels B, C, and D to be removed.

The following approval is required:

Short Subdivision - To subdivide 2 parcels into 4.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF5000
Date of Site Visit: NA
Uses on Site: Single Family Residential

Site and Vicinity Characteristics

The site is constituted of two parcels, somewhat to considerably larger than prevail along the block on both sides. Each is developed with a single family residence. The lots are somewhat flat, except in the back along the alley, and they are not particularly heavily vegetated. The survey shows the adjacent street to be paved, and to have curbs and sidewalks adjacent to the project site. The alley is also paved with concrete. The existing easterly house has a curbcut on University Place NE. The site inspection indicates that there is a retaining wall along the alley side. All adjacent parcels appear to be developed with single family residences. Curbcuts along University View Place NE are few, and located toward the extremities of the subject block.

Proposal:

The proposal is to plat the existing two parcels into 4, and to demolish the house that straddles the 3 easterly parcels.

Public Comment

Seven comment letters were received, mostly opposing the proposed project. One stated that access should be from the alley, and noted that the majority of homes in the neighborhood have alley access. Another expressed concern about congestion in the alley. Another letter expressed concern about traffic and parking availability on the street. One letter expressed concern that the inevitable house development would be “too tight.” Several letters expressed concern about loss of existing single family character and the desire that new buildings fit the neighborhood style. One letter requested mitigation of construction phase noise and traffic impacts.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing, and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the applicable above cited criteria (#5, #7, and #8 are inapplicable) have been met subject to the conditions imposed at the end of this decision. This short subdivision will meet all minimum standards (including minimum lot size per the “75/80 rule”) or applicable exceptions as set forth in the Land Use Code, and is consistent with applicable development standards. As conditioned, this short subdivision would be provided with vehicular access, public and private

utilities and access (including emergency vehicles). Generally, the Land Use Code requires vehicular access from an alley. Adequate provisions for drainage control, water supply and sanitary sewage disposal would be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal complies with the applicable regulations of SMC 25.09.240.

As conditioned, the proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

- A. Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.

Conditions of approval following recording:

Prior to issuance of any building permit

The owner(s) and/or responsible party(s) shall

1. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: (signature on file) Date: March 15, 2004
Paul M. Janos, Land Use Planner
Department of Planning and Development
Land Use Services